
Project Waters Stage 6 Balcony Report

Deicke Richards
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PLANS AND DOCUMENTS
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MEDQ



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1 | Site: context, vision and guidelines

Context

The development of land bounded by Water Street, Brunswick Street, Gregory Terrace and the RNA offers an opportunity for Brisbane to provide a connecting precinct that embraces the notion of high density living in an area that is close to transport and employment hubs, significant business and entertainment districts.

The apartment mix within this project directly responds to the commercial requirement for compact affordable units with a range of living options. Affordability is the key focus in providing different apartment types with lower price points which is provided by the compact 'alfresco' style apartments which combine dining and balcony into one flexible space. There is a varied mix of apartments throughout the plates with a mix of 'alfresco' and balcony apartments providing an assortment of price points and a diverse mix in the resulting end population.

Vision

The economic imperative of providing cost effective market housing raises many challenges for design to balance economic, social and environmental design aspects. The Vision for this document is to propose an alternative to balcony and/or outdoor space that responds to these imperatives and provides liveable and affordable solutions.

Guidelines

The ULDA Development Scheme calls for:

- Building forms that contribute individually and collectively to a distinctive character
- Balconies or other private spaces are required to be sized proportionally to the unit size
- National Rental Affordability Scheme (NRAS) to assist in providing affordable housing
- Best practice in urban design
- Design for Liveability
- Design that responds appropriately to the subtropical climate.

2 | Response

Historical Context

A covered deck with or without perimeter screen is a quintessential element that has evolved in Queensland in response to housing in this region. It provides a low maintenance space that functions for the user on many levels. Space to entertain, have a view, to have a few plants and have direct access to the breeze and sky are key elements of this space. The space must maintain safety and security and be private and comfortable. The ability to open the dwelling space or unit up to the exterior is a very important social and environmental aspect to living in this subtropical climate. In old Queenslanders the verandah was also needed to reduce heat loads from lightweight, sometimes single skin lightweight timber construction of the main dwelling. Often doors between inside and outside were narrow French doors or just small windows. The verandah also reduced natural light in the internal space of the building.

The role of the verandah and deck has changed over time where this space has become not just a physical but also a social part of the household. In more recent developments internal rooms are now opening out more to decks with large glass folding or sliding doors. The deck spaces are becoming more enclosed and inhabited as an extension of indoor space rather than an outside space separate to internal spaces, but well connected with landscape.

Economics and Market Preference

Affordability is a strong driver for these projects and Metro has found no market resistance to apartments that do not have balconies.

3 | Proposal

It is proposed that the contemporary apartment design can create the spatial character of the verandah without needing to construct verandahs, maximizing better natural day lighting of apartments. This can be achieved by making the entire wall of the living space glazed with an alfresco window arrangement where the windows above a balustrade height can completely open. Additional sun screening on the outside of the building affords external sun and weather protection. In smaller apartments the additional cost of balconies can be disproportional to their value and impact on the user.

The following pages of this report propose an approach to provide a selection of the apartments to be designed without a balcony and incorporating the following qualities:

- Solar and rain protection to allow significant open-ability
- Surfaces that allow flexible use
- Maximised access to light and air.

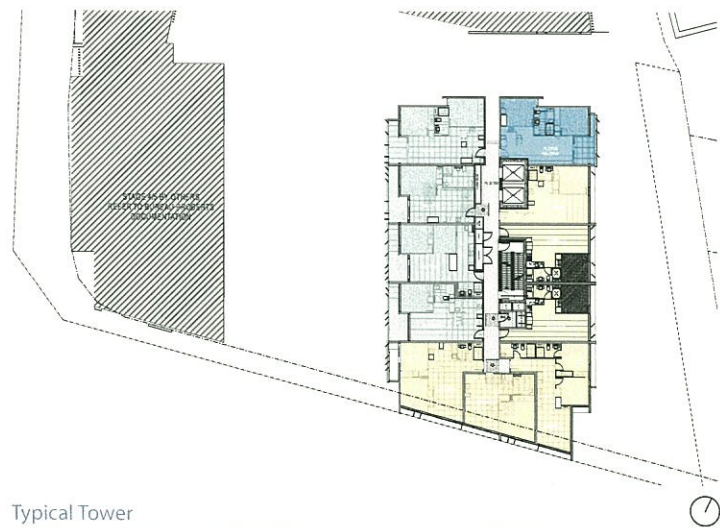
Stage 6 50% Balcony Provision

Balcony and alfresco numerical split for Stage 6 can be found on the drawing set cover page, at the Apartment Summary Stage 6 table. All balcony types presented in this table measure 7sqm or larger, as identified on each respective unit on the DA Floor Plan drawings. Any terrace shown on the drawings smaller than 7sqm does not contribute to the count / percentage represented in the Apartment Summary Stage 6 table.

4 | Orientation and edges

The building has significant extent of edges facing west and east. These edges require a more intensive application of solar screening devices. There is also a consideration of privacy screening, which typically occurs on the lower levels, Brunswick Street, Water Street and Laneway frontages.

-  Balcony
-  Alfresco
-  Sliding Balcony

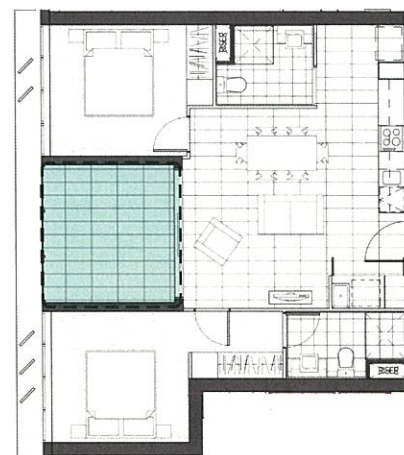


Typical Tower

5 | Apartment options

Balcony

A traditional balcony arrangement apartment. Shared by Studio, One Bed and Two Bed type apartments. Generally semi recessed arrangement provides shade and protection to the balcony where located on the western and eastern faces of the building. The tower building allows for a generally square shape to the balcony.. Solar screening is provided with a combination of operable and fixed screening. Privacy screening is provided by fixed screening.

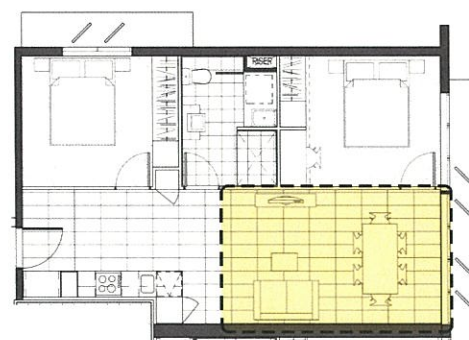


Type 2C | 2 Bed Balcony



Alfresco

A contemporary response to the market and affordability of the apartment type. The balcony space is included within the plan of the apartment and intended for use as the dining and living area. Enclosure is provided via Bi-folding glazing above balustrade height. Weather and solar protection is provided by a horizontal projection (450mm MIN) beyond the external glazing line. Where required additional solar protection is provided by external fixed screening.



Type 2B | 2 Bed Alfresco



5 | Apartment options

Sliding Balcony

A traditional balcony arrangement apartment. Shared by Studio, One Bed and Two Bed type apartments. Generally semi recessed arrangement provides shade and protection to the balcony where located on the western and eastern faces of the building. The tower building allows for a generally square shape to the balcony. Solar screening is provided with a combination of sliding and fixed screening. Privacy screening is provided by fixed screening.



Type 2U | 2 Bed Balcony

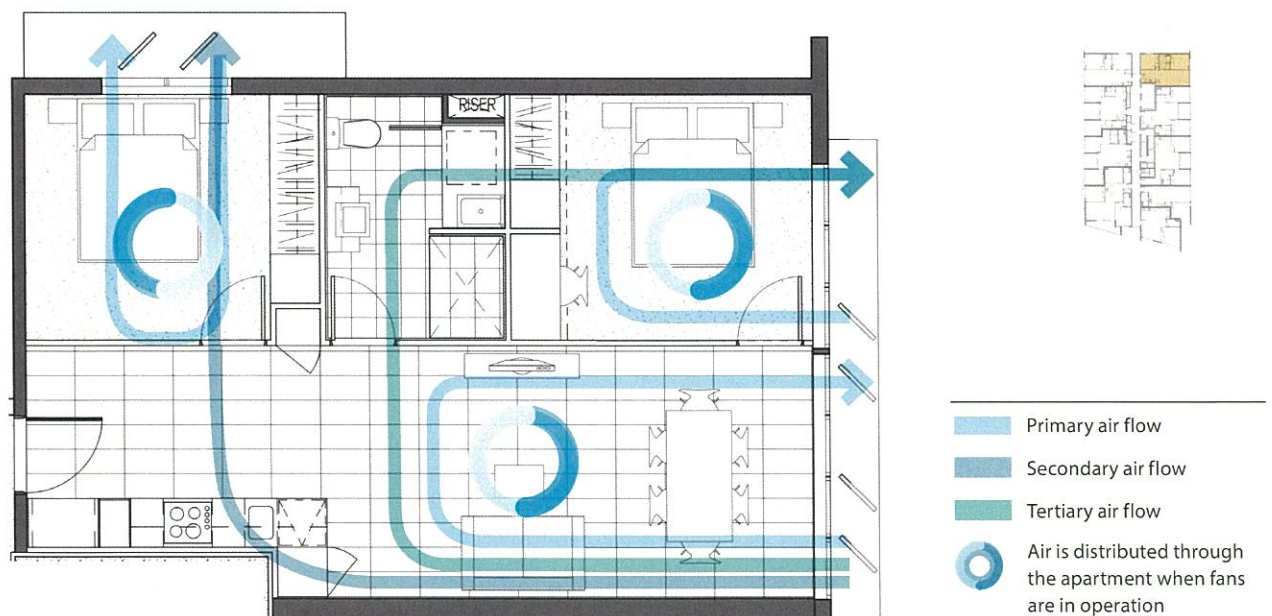
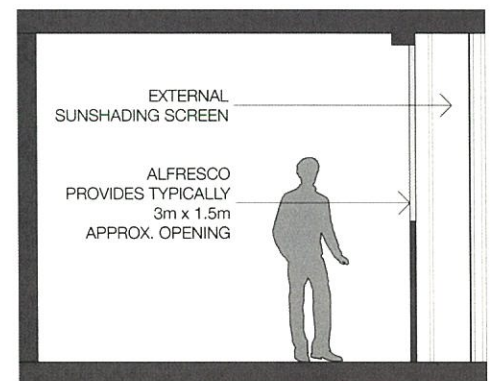


6 | Climate and environment

The balcony arrangement generally pushes into the apartment plan. This enables shading and protection to the external space, and a buffer to the internal space. Depending on the solar orientation of the apartment, screening is provided with either operable or fixed screening.

The alfresco arrangement has solar and weather protection via horizontal external projection. Typically provided as concrete slab projection of a minimum 450mm dimension. Fixed vertical screening provides additional solar protection, its location and density determined by the solar orientation of the individual apartment.

The sliding balcony arrangement proposes stacking sliding glass doors to the edge. At bedroom locations this door system has an adjacent hopper window glazing arrangement for passive natural ventilation if the door is closed. At living or dining room locations this arrangement is stacking door only.



7 | Materials

Material selection responds to the market and user preference as well the overall building performance.

Floors

- External & Alfresco: Vitrified Tile
- Internal: Vitrified Tile with acoustic underlay or Carpet with underlay.

Walls

- External Facade Glazing or Concrete or Face Brickwork
- Internal: Painted Plasterboard wall lining.

Windows/Bi-Fold

- Anodised / Powder-coated Aluminium Window System to manufacturers specification.

Balustrades

- Semi Frameless Glass Balustrade (balconies and sliding alfresco).

Solar Control

- Fixed Vertical: Powder-coated Aluminium Profile Fin
- Operable Vertical: Powder-coated Sliding Screen comprised of aluminium angles or extrusions
- Horizontal: Concrete slab extensions.

Privacy

- Fixed Screen: Powder-coated Aluminium screening (in locations where glass balustrades not utilised)



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